



FINAL REPORT

Hypothetical Development Valuation Forecast

Township of Springwater

Friday, August 29, 2025

Submitted By:

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No attempt has been made to establish the completeness or accuracy of the data prepared by the Municipal Property Assessment Corporation (MPAC). MTE, therefore, makes no warranties or guarantees that the source data is free of error or misstatement.

MTE is not responsible or liable to the municipality, nor to any other party for damages arising based on deficiencies, defects, errors, omissions, completeness, suitability, or accuracy of the data or due to the misuse of the information contained in this study, including without limitation, any related, indirect, special, punitive, incidental or consequential damages.

CRITICAL CAUTIONS AND LIMITATIONS

It is critical for the reader to be aware that the above summary is not, and is not based on, a complete opinion of value. This information does not represent a fully developed estimate of what the assessment or taxes would be if the property were to be developed. This is simply a summary of what the taxes might be if the proposed improvements were to exist today.

No decision of any party should be made based on this information in the absence of qualified and independent information sought and secured directly by that party. Further, this information is provided on the basis that no party will misrepresent, overstate or otherwise present this information in a manner that suggests it represents an opinion of value or tax estimate.

INTRODUCTION AND PURPOSE

The Township of Springwater has engaged MTE to prepare a high-level, illustrative property assessment and taxation model for the proposed developments known as ‘The Remington Lands’ (727 Bayfield Street) and ‘The Sadlon Lands’ (742 Bayfield Street).

This report is to address the assessment scenario regarding potential future development of two properties currently identified as:

Roll #: 4341 010 004 12901
Address: 727 Bayfield St N (per MPAC)
Property Code: 100 – Vacant Residential Land, Not on Water
Current Classification: Residential Taxable (RT)
Current Assessment: 391,000

And

Roll #: 4341 010 004 06700
Address: 742 Bayfield St N (per MPAC)
Property Code: 261 - Land owned by a non-farmer improved with a non-farm residence with a portion being farmed
Current Classification: Residential Taxable (RT)
Commercial Taxable (CT)
Farm Taxable (FT)
Current Assessment: 1,108,000

MTE’s understanding of the prospective improvements is informed solely by the conceptual details presented in the “Concept Plan” document to be attached as Appendix D.

It is important to emphasize that the information currently available does not support a definitive valuation or a comprehensive pro forma assessment. Rather, the overall exercise being undertaken is limited to the preparation of a speculative illustration of potential future value derived primarily from comparable property values and general assumptions.

As such, the resulting assessment values, classifications and tax outcomes must be understood as illustrative and not indicative of any actual, prospective, or supportable market value conclusions.

ILLUSTRATIVE ASSESSMENT AND CLASSIFICATION OF PROPOSED IMPROVEMENTS FOR 727 BAYFIELD ST

Based on the conceptual layout and building program outlined in ‘The Concept Plan’ and applying MTE’s internal pro forma assessment model (using a legislated valuation date of January 1, 2016), the potential assessment and property class treatment of the proposed components is summarized in Table 1.

The labels and descriptions correspond to those used in the Concept Plan document. For the purposes of this interim summary, we have reported estimates by building/property grouping and classification.

Table 1
Illustrative Assessment and Classification of Identified Improvements
(Remington – 727 Bayfield St.)

Concept Component	Illustrative CVA	Anticipated Classification
Building A - Retirement Home	23,378,000	Residential
Building B - Long Term Care	9,937,440	Exempt
Building C - Life Lease Apartments	18,540,000	New Multi-Residential
Building D - Hospice Care	6,145,000	Exempt
<i>Building R - Community Building</i>		
<i>Pharmacy/Medical</i>	<i>2,659,000</i>	Commercial
<i>Community Centre</i>	<i>1,420,000</i>	Residential
<i>Welcome Centre</i>	<i>887,000</i>	Residential
Building R Total	4,966,000	
Single Detached (25 Homes)	16,587,500	Residential
Townhouse (26 Homes)	7,904,000	Residential
Grand Total	87,457,940	

Notes Regarding Anticipated Exemptions/Classifications

- If operated by a non-profit licensee, long-term care homes are expected to be exempt from property taxes with the exception of any elements occupied by a commercial tenant.
- If operated as a non-profit hospice to provide end of life care, this element is expected to be exempt from taxation.
- Unless owned and operated by the municipality itself, it is most likely that the “community and welcome centres” will be classified as residential.

ILLUSTRATIVE TAX MODELS OF IDENTIFIED BUILDINGS / IMPROVEMENT GROUPS

To provide context for the assessment values presented above, MTE has prepared an illustrative tax model estimating the amount of municipal and education tax that could be generated in 2025 if the proposed improvements were in place and assessed as shown.

These figures are based on 2025 tax rates for the Township of Springwater, the County of Simcoe, and Provincial education purposes. The figures are intended to demonstrate the general scale of taxation that could be associated with the identified components under current rates and policy conditions.

As noted earlier, this is a hypothetical and speculative analysis. The tax amounts presented below are not projections or forecasts, and should not be relied upon for budgeting, financial planning, or final policy decisions. They are simply illustrative of potential outcomes should the identified improvements be constructed and assessed in a manner consistent with the assumptions outlined in this interim summary.

Table 2
Illustrative Property Tax Summary Using 2025 Tax Rates
(Remington – 727 Bayfield St.)

Concept Component	Illustrative CVA	Illustrative Tax				
		Local	County	Total Municipal	Education	Total (Mun + Ed)
Building A - Retirement Home	23,378,000	\$107,300	\$72,600	\$179,900	\$35,800	\$215,700
Building B - Long Term Care	9,937,440	\$0	\$0	\$0	\$0	\$0
Building C - Life Lease Apartments	18,540,000	\$85,100	\$57,500	\$142,600	\$28,400	\$171,000
Building D - Hospice Care	6,145,000	\$0	\$0	\$0	\$0	\$0
Building R - Community Building						
<i>Pharmacy/Medical</i>	2,659,000	\$14,900	\$10,100	\$25,000	\$23,400	\$48,400
<i>Community Centre</i>	1,420,000	\$6,500	\$4,400	\$10,900	\$2,200	\$13,100
<i>Welcome Centre</i>	887,000	\$4,100	\$2,800	\$6,900	\$1,400	\$8,300
Building R Sub-Total	4,966,000	\$25,500	\$17,300	\$42,800	\$27,000	\$69,800
Single Detached (25 Homes)	16,587,500	\$76,200	\$51,500	\$127,700	\$25,400	\$153,100
Townhouse (25 Homes)	7,904,000	\$36,300	\$24,500	\$60,800	\$12,100	\$72,900
Grand Total	87,457,940	\$330,400	\$223,400	\$553,800	\$128,700	\$682,500

**All tax figures have been rounded to the nearest \$100.*

Notes Regarding the Valuation Model

- Building A – Retirement home valuation is based on the income approach using the same income parameters as all other retirement homes with MPAC property code 626 (Retirement Home). Each individual unit (Studio/1BR/2BR/3BR) has been valued using the median rate based on the comparable retirement homes in the County of Simcoe.

- Building B - Long-Term Care facility is based on the average 2016 CVA per bed value of all comparable nursing homes located in the County of Simcoe and assessed with the MPAC property code 625 (Nursing home).
- Building C – Life Lease Apartment is based on the median 2016 CVA of comparable unit valuation (Studio/1BR/2BR) compared with other life lease return of investment properties assessed under the MPAC property code 372 (life lease) in the County of Simcoe.
- Building D – Hospice Care is based on the 2016 CVA median rate per square foot of all comparable properties assessed with an MPAC property code 627 (Other Health-Hospice). All have been assessed using the cost approach therefore the median rate per square foot was applied to the provided size of the proposed building.
- Building R is a hypothetical income approach valuation based on the following valuation parameters: GLA – gross leasable area (provided by the spec sheet), Fair Market Rent (FMR) of either \$13.65 or \$15.65, 8% for Vacancy expense, 6% for Management expense and cap rate of 8% (Based on comparable 2016 CVA income parameters on MPAC PC-403 Large Medical office buildings).
- Single detached homes are based on the median 2016 CVA of newly built homes in Springwater.
- Semi-detached homes are based on the median 2016 CVA of newly built semi-detached homes in Springwater.

In the above scenario, both the Long-Term Care and Hospice facilities have been treated as fully exempt from taxation. However, were these facilities to be deemed taxable, they would most likely be classified as commercial and residential respectively. Table 3 provides an alternate tax illustration for these two components based on these alternate classifications.

Table 3
Alternate Illustrative Property Tax Summary for Long-Term and Hospice Care
 (2025 Residential Property Tax Rates)

Concept Component	Alternate Classification	Illustrative CVA	Illustrative Tax			
			Local	County	Education	Total (Mun + Ed)
Building B - Long term care	Commercial	9,937,440	\$55,800	\$37,700	\$87,400	\$180,900
Building D - Hospice Care	Residential	6,145,000	\$28,200	\$19,100	\$9,400	\$56,700
Total			\$84,000	\$56,800	\$96,800	\$237,600

ILLUSTRATIVE ASSESSMENT AND CLASSIFICATION OF PROPOSED IMPROVEMENTS FOR 742 BAYFIELD ST

Similar to the Remington development, MTE has developed two pro forma assessment models using a legislated valuation date of January 1, 2016. The potential assessment and property class treatment of the proposed components is summarized in Table 4. Further details about the comparable properties are outlined in Appendix B.

Table 4
Model One Illustrative Assessment and Classification of Proposed Improvements
(Sadlon – 742 Bayfield St.)

Concept Component	Illustrative CVA	Anticipated Classification
Single Detached (16 Homes)	10,616,000	Residential
Semi-Detached (8 Homes)	3,664,000	Residential
Standard Townhouse (76 Homes)	5,833,000	Residential
Rear Lane Townhouse (242 Homes)	18,573,500	Residential
Stacked Townhouse (88 Homes)	10,956,00	New Multi-Residential
Tiny Homes (72 Homes)	10,296,000	Residential
Mixed Use Buildings	46,310,000	Commercial
Mixed Use Medical Building	57,029,000	Commercial
Condo / Hotel	18,447,500	Commercial
Apartments Units (704 Total)		
<i>Apartment Units</i>	<i>47,232,000</i>	New Multi-Residential
<i>Affordable Units</i>	<i>8,320,000</i>	New Multi-Residential
Grand Total	237,277,000	

Notes Regarding Model One

- Single detached homes are based on the median 2016 CVA of newly built homes in Springwater.
- Semi-detached homes are based on the median 2016 CVA of newly built semi-detached homes in Springwater.
- Standard Townhouse and Rear Lane Townhouses are based on row housing (3-6 units, MPAC property code 350) that are typically rental townhomes using the median 2016 CVA of comparable property per unit value, within the County of Simcoe.
- Stacked Townhouse is based on Row housing (7+units, MPAC PC 352) that are typically multi-residential rental units using the median 2016 CVA of comparable properties per unit value, within the County of Simcoe.
- Tiny home valuation is based on the median 2016 CVA for a mobile home property (MPAC PC 381) with the median square foot of 672. Comparable properties span across Simcoe County.
- Mixed Use is a hypothetical Income approach valuation based on the following valuation parameters: 238 units (all 1500 sq Ft, gross leasable area-GLA), Fair Market Rent (FMR) for

each unit is \$12, 8% for Vacancy expense, 6% for Management expense and cap rate of 8% (Based on comparable 2016 CVA income parameters in the area).

- Large Medical is a hypothetical income approach valuation based on the following valuation parameters: 242 units (all 1385 sq ft, gross leasable area-GLA), Fair Market Rent (FMR) for each unit is \$15.74, 8% for Vacancy expense, 6% for Management expense and cap rate of 8% (Based on comparable 2016 CVA income parameters on MPAC PC-403 Large Medical office buildings).
- Condo/Hotel is based on the median 2016 CVA valuation of condo hotels (MPAC PC-445 and PC-447) of comparable properties found only in Collingwood.
- Apartment valuation is based on the 2016 CVA per unit value of comparable multi-residential apartment buildings (MPAC PC-340) in Springwater.
- Affordable Apartment unit is valued by applying a -20% allowance to the per unit valuation of the normal apartment unit values.

ILLUSTRATIVE TAX MODELS OF IDENTIFIED IMPROVEMENTS

As noted earlier, this is a hypothetical and speculative analysis. The tax amounts presented below are not projections or forecasts, and should not be relied upon for budgeting, financial planning, or final policy decisions. They are simply illustrative of potential outcomes should the identified improvements be constructed and assessed in a manner consistent with the assumptions outlined in this report.

Table 5
Model One Illustrative Property Tax Summary Using 2025 Tax Rates
(Sadlon – 742 Bayfield St.)

Concept Component	Illustrative CVA	Illustrative Tax				
		Local	County	Total Municipal	Education	Total (Mun + Ed)
Single Detached (16 Homes)	10,616,000	\$48,700	\$32,900	\$81,600	\$16,200	\$97,800
Semi-Detached (8 Homes)	3,664,000	\$16,800	\$11,400	\$28,200	\$5,600	\$33,800
Standard Townhouse (76 Homes)	5,833,000	\$26,800	\$18,100	\$44,900	\$8,900	\$53,800
Rear Lane Townhouse (242 Homes)	18,573,500	\$85,300	\$57,600	\$142,900	\$28,400	\$171,300
Stacked Townhouse (88 Homes)	10,956,00	\$50,300	\$34,000	\$84,300	\$16,800	\$101,100
Tiny Homes (72 Homes)	10,296,000	\$47,300	\$32,000	\$79,300	\$15,800	\$95,100
Mixed Use Buildings	46,310,000	\$259,900	\$175,700	\$435,600	\$407,500	\$843,100
Mixed Use Medical Building	57,029,000	\$320,000	\$216,300	\$536,300	\$501,900	\$1,038,200
Condo / Hotel	18,447,500	\$103,500	\$70,000	\$173,500	\$162,300	\$335,800
Apartments Units (704 Total)						
<i>Apartment Units</i>	<i>47,232,000</i>	<i>\$216,800</i>	<i>\$146,600</i>	<i>\$363,400</i>	<i>\$72,300</i>	<i>\$435,700</i>
<i>Affordable Units</i>	<i>8,320,000</i>	<i>\$38,200</i>	<i>\$25,800</i>	<i>\$64,000</i>	<i>\$12,700</i>	<i>\$76,700</i>
Grand Total	237,277,000	\$1,213,600	\$820,400	\$2,034,000	\$1,248,400	\$3,282,400

**All tax figures have been rounded to the nearest \$100.*

MODEL TWO RESULTS

A second model has been provided to illustrate how the treatment of certain elements could impact the assessment and tax liability of the proposed development. These results are outlined in Tables 6 and 7 below. The comparable summary for model two is detailed in Appendix C.

Table 6
Model Two Illustrative Assessment and Classification of Proposed Improvements
(Sadlon – 742 Bayfield St.)

Concept Component	Illustrative CVA	Anticipated Classification
Single Detached (16 Homes)	10,616,000	Residential
Semi-Detached (8 Homes)	3,664,000	Residential
Standard Townhouse (76 Homes)	23,104,000	Residential
Rear Lane Townhouse (242 Homes)	73,568,000	Residential
Stacked Townhouse (88 Homes)	22,704,000	New Multi-Residential
Tiny Homes (72 Homes)	12,960,000	Residential
Mixed Use Buildings	52,360,000	Commercial
Mixed Use Medical Building	56,870,000	Commercial
Condo / Hotel	36,738,000	Commercial
Apartments Units (704 Total)		
<i>Apartment Units</i>	<i>47,232,000</i>	New Multi-Residential
<i>Affordable Units</i>	<i>8,320,000</i>	New Multi-Residential
Grand Total	348,136,000	

Notes Regarding Model Two

- Single detached homes are based on the median 2016 CVA of newly built homes in Springwater. *No change from Model One.*
- Semi-detached homes are based on the median 2016 CVA of newly built semi-detached homes in Springwater. *No change from Model One.*
- Standard Townhouse and Rear Lane Townhouses are based on freehold town/row condos (MPAC property code 309) that are owner-occupied townhomes using the median 2016 CVA of comparable newly built units, within the County of Simcoe.
- Stacked Townhouse is based on residential condo units (MPAC PC-370) that are typically owner-occupied units using the median 2016 CVA of comparable properties, within the County of Simcoe.
- Tiny home valuation is based on the median 2016 CVA for a mobile home property (MPAC PC 381) with the median square foot of 883 (larger units than Model 1). Comparable properties span across Simcoe County.

- Mixed Use is based on the median 2016 CVA of all commercial condo units assessed with an MPAC property code 475 (commercial condo) in the County of Simcoe.
- Large Medical is based on the median 2016 CVA per unit value of all comparable large medical office buildings in the County of Simcoe (with an MPAC PC-403) that have multiple tenants (14 units to 19 units) in each building. Medical office buildings with single tenants or under 6 units in each building were not used or considered comparable.
- Hypothetical Income approach valuation based on the following valuation parameters: 242 units (all 1385 sq ft, gross leasable area-GLA), Fair Market Rent (FMR) for each unit is \$15.74, 8% for Vacancy expense, 6% for Management expense and cap rate of 8% (Based on comparable 2016 CVA income parameters on MPAC PC-403 Large Medical office buildings).
- Condo/Hotel is based on the median 2016 CVA per room valuation of Hotels (MPAC PC-444 and PC-445) of comparable properties within the County of Simcoe.
- Apartment valuation is based on the 2016 CVA per unit value of comparable multi-residential apartment buildings (MPAC PC-340) in Springwater. *No change from Model One*
- Affordable Apartment unit is valued by applying a -20% allowance to the per unit valuation of the normal apartment unit values. *No change from Model One*

Table 7
Model Two Illustrative Property Tax Summary Using 2025 Tax Rates
(Sadlon – 742 Bayfield St.)

Concept Component	Illustrative CVA	Illustrative Tax				
		Local	County	Total Municipal	Education	Total (Mun + Ed)
Single Detached (16 Homes)	10,616,000	\$48,700	\$32,900	\$81,600	\$16,200	\$97,800
Semi-Detached (8 Homes)	3,664,000	\$16,800	\$11,400	\$28,200	\$5,600	\$33,800
Standard Townhouse (76 Homes)	23,104,000	\$106,100	\$71,700	\$177,800	\$35,300	\$213,100
Rear Lane Townhouse (242 Homes)	73,568,000	\$337,700	\$228,300	\$566,000	\$112,600	\$678,600
Stacked Townhouse (88 Homes)	22,704,000	\$104,200	\$70,500	\$174,700	\$34,700	\$209,400
Tiny Homes (72 Homes)	12,960,000	\$59,500	\$40,200	\$99,700	\$19,800	\$119,500
Mixed Use Buildings	52,360,000	\$293,800	\$198,600	\$492,400	\$460,800	\$953,200
Mixed Use Medical Building	56,870,000	\$319,100	\$215,700	\$534,800	\$500,500	\$1,035,300
Condo / Hotel	36,738,000	\$206,200	\$139,400	\$345,600	\$323,300	\$668,900
Apartments Units (704 Total)						
<i>Apartment Units</i>	<i>47,232,000</i>	<i>\$216,800</i>	<i>\$146,600</i>	<i>\$363,400</i>	<i>\$72,300</i>	<i>\$435,700</i>
<i>Affordable Units</i>	<i>8,320,000</i>	<i>\$38,200</i>	<i>\$25,800</i>	<i>\$64,000</i>	<i>\$12,700</i>	<i>\$76,700</i>
Grand Total	348,136,000	\$1,747,100	\$1,181,100	\$2,928,200	\$1,593,800	\$4,522,000

**All tax figures have been rounded to the nearest \$100.*

ASSUMPTIONS AND LIMITING CONDITIONS

Effective Date Limitation: The valuation is based on a specific historical date (January 1, 216) and does not consider changes in market conditions, physical condition or legal status after that date.

Assessment Purposes Only: The value conclusion is developed solely for property assessment and taxation purposes and is not to be relied upon for financing, sale, insurance, or other uses.

Hypothetical Condition (if applicable): This valuation assumes a condition contrary to fact. We are assuming the development is complete and occupied when in fact it currently is vacant or farmland.

Market Data Availability: The analysis is based on data available as of the effective date. Subsequent data is not considered unless explicitly stated.

No Inspection or Limited Inspection: The property was not inspected on or near the effective date. The physical condition is assumed to be as described in the available records provide by the Town.

No Liability for Use Outside Purpose: The report is not intended for general reliance and should only be used by the taxation authority for hypothetical taxation purposes.

Scope of Work Restriction: The scope of analysis may be limited by the availability of historical data, making the valuation less precise than a current appraisal.

Income/Expense Data Reliability: Income or expense data was not available; estimates were based on norms or assumptions.

Comparable Sales Limitations: Retrospective data may be incomplete, requiring reliance on the best available indicators as of the effective date.

No Hidden Conditions: The valuation assumes there are no unknown physical, environmental, or structural issues unless such issues were known and considered as of the valuation date.

Jurisdictional Rules: The valuation is subject to the specific rules and mass appraisal standards of the jurisdiction (e.g. Assessment Act of Ontario).

Appendix A: Sample Data Details

Building Summary	Count	Unit	Median CVA	Total 2016 CVA	Sample Counts and Summary			Sample Values				
					Springwater	Other Locals	Total	Minimum	Maximum	Average	Median	
<i>Building A - Retirement Home</i>												
Studio	40											
1 Bed	84											
2 Bed	15											
3 Bed	6											
<i>Sub-Total Bldg A</i>	<i>145</i>	<i>n/a</i>	<i>n/a</i>	<i>23,378,000</i>	<i>0</i>	<i>6</i>	<i>6</i>	<i>1,075,000</i>	<i>29,263,000</i>	<i>18,352,333</i>	<i>19,322,000</i>	
<i>Building B - Long term care</i>												
Studio	150											
1 Bed	10											
<i>Sub-Total Bldg B</i>	<i>160</i>	<i>bed</i>	<i>62,109</i>	<i>9,937,440</i>	<i>1</i>	<i>9</i>	<i>10</i>	<i>34,897</i>	<i>147,775</i>	<i>62,109</i>	<i>38,690</i>	
<i>Building C - Life Lease Apartments</i>												
Studio	5		129,000	645,000	0	1	1	129,000	129,000	129,000	129,000	
1 Bed	75		142,000	10,650,000	0	1	1	139,000	175,000	149,500	142,000	
2 Bed	35		207,000	7,245,000	0	1	1	203,000	235,000	212,400	207,000	
<i>Sub-Total Bldg C</i>	<i>115</i>			<i>18,540,000</i>								
<i>Building D - Hospice Care</i>												
Studio		Sq ft		6,145,000	0	7	7	74	162	132	136	
<i>Building R - Community Building</i>												
Pharmacy/Medical	16,792	Sq ft	158	2,659,000								
Community Centre	8,547	Sq ft	166	1,420,000								
Welcome Centre	6,017	Sq ft	147	887,000								
Single Detached	25		663,500	16,587,500	92	0	92	326,000	1,036,000	654,793	663,500	
Townhouse	26		304,000	7,904,000	0	94	94	249,000	529,000	337,032	304,000	

Appendix B: Model One Sample Data Details

Unit type	Units	Median Unit		Sample Counts and Summary			Sample Values			
		CVA	Total CVA	Springwater	Other Locals	Total	Minimum	Maximum	Average	Median
Single Family (PC 301)	16	663,500	10,616,000	92	0	92	326,000	1,036,000	654,793	663,500
Semi Detached (PC 311)	8	458,000	3,664,000	14	0	14	441,000	513,000	463,929	458,000
Standard Townhouse Dwelling	76	76,750	5,833,000	0	4	4	42,600	89,500	71,400	76,750
Rear Lane Townhouse Dwelling	242	76,750	18,573,500	0	10	10	42,600	89,500	71,400	76,750
Stacked Townhouse dwelling	88	124,500	10,956,000	0	10	10	96,714	265,000	148,966	124,517
Tiny Homes	72	143,000	10,296,000	1	26	27	70,000	332,000	160,111	143,000
Mixed - Use Bldgs	238	N/A	46,310,000				Based on Income Approach			
Mixed Use medical Building	242	N/A	57,029,000				Based on Income Approach			
Condo / Hotel	314	58,750	18,447,500	0	14	14	30,558	102,179	61,216	58,758
Apartment Units (704 Total)				5	0	5	72,500	87,000	80,183	81,867
Apartment Units	576	82,000	47,232,000				Rounded median			
Affordable units	128	65,000	8,320,000				-20% applied to median CVA of normal units			

Appendix C: Model Two Sample Data Details

Unit Type	Units	Median Unit		Sample Counts and Summary			Sample Values			
		CVA	Total CVA	Springwater	Other Locals	Total	Minimum	Maximum	Average	Median
Single Family (PC 301)	16	663,500	10,616,000	92	0	92	326,000	1,036,000	654,793	663,500
Semi Detached (PC 311)	8	458,000	3,664,000	14	0	14	441,000	513,000	463,929	458,000
Standard Townhouse Dwelling	76	304,000	23,104,000	0	94	94	249,000	529,000	337,032	304,000
Rear Lane Townhouse Dwelling	242	304,000	73,568,000	0	94	94	249,000	529,000	337,032	304,000
Stacked Townhouse dwelling	88	258,000	22,704,000	48	0	48	182,000	285,000	252,063	258,000
Tiny Homes	72	180,000	12,960,000	0	40	40	70,000	377,000	185,150	180,000
Mixed - Use Bldgs	238	220,000	52,360,000	0	30	30	26,000	837,000	238,033	220,500
Mixed Use medical Building	242	N/A	56,870,000				Based on Income Approach			
Condo / Hotel	314	117,000	36,738,000	0	14	14	117,000	586,000	176,071	117,000
Apartment Units (704 Total)				5	0	5	72,500	87,000	80,183	81,867
Apartment Units	576	82,000	47,232,000				Rounded median			
Affordable units	128	65,000	8,320,000				-20% applied to median CVA of normal units			

727 Bayfield Street Springwater, Ont.

Pre-Consultation Package

July 08, 2025





Building Area Summary		Estimated Unit Count								
		Studio	1 Bed	2 Bed	3 Bed	Total	GFA (sq.m)	GFA (sq.ft)	Ground Floor Area (sq.m)	Building Heights
Building A	Retirement Home	40	84	15	6	145	12,000	129,168	2,784	4 Storeys (+/- 18.45 m)*
Building B	Long Term Care	150	10			160	12,692	136,617	2,965	4 Storeys (+/- 17.8 m)*
Building C	Life Lease Apartments	5	75	35		115	8,876	95,541	2,615	4 Storeys (+/- 17 m)*
Building D	Hospice Care	51				51	4,199	45,198	2,340	2 Storeys (+/- 10.5 m)*
Building R	Community Buildings						2,913	31,356	1,195	2 Storeys (+/- 10.9 m)*
Single Detached						25				1 1/2 Storeys
Townhouse						26				2 Storeys
Total						522	40,680	437,880		

Building Height (Defined per the Zoning By Law Section 35.18.)

shall mean the vertical distance between the established grade and:

- a) The highest point of a flat roof;
- b) The deck or line of a mansard or gambrel roof; or
- c) The mean height between the eaves and ridge of a gabled or hip roof.

* Building heights shown in chart is excluding 6.0m Mechanical Penthouse

Parking Count Summary		Ratio	Ratio (Zoning By-Law)	Total Units	Total GFA	Total Parking Required	Total Parking Required (Zoning By-Law)	Total Parking Provided
Building A	Retirement Home	0.5/Unit	1 space per 2 Beds or each 40 sq.m of GFA, whichever is greater	145		73	300	73
Building B	Long Term Care	0.25/Unit	1 space per 2 Beds or each 40 sq.m of GFA, whichever is greater	160		40	317	40
Building C	Life Lease Apartments	0.5/Unit	1 space per 2 Beds or each 40 sq.m of GFA, whichever is greater	115		58	222	64
Building D	Palliative Care	0.5/Unit	1 space per 2 Beds or each 40 sq.m of GFA, whichever is greater	51		25	105	36
Building R	Pharmacy/Medical		1 space for every 30 sq.m		1,560		52	52
	Community Centre		1 space for each 4 persons maximum design capacity		794		12	12
	Welcome Centre		1 space for each 4 persons maximum design capacity		559		5	5
Single Detached			2 Spaces per Dwelling Unit	25			50	50
			0.2 Visitor Spaces per Dwelling Unit				5	5
Townhouse			2 Spaces per Dwelling Unit	26			52	52
			0.2 Visitor Spaces per Dwelling Unit				5	6
Total						367	1,115	395

COMMUNITY MASTER PLAN

